

WARRANTY DEED
Know All Men By These Presents

NO TRANSFER
TAX PAID

That Scott S. Holmes and Patricia G. Holmes, both of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by Holmes Farm Associates, Inc., a Maine corporation with a principal place of business in Waterville, County of Kennebec and State of Maine, and a mailing address of P.O. Box 708, Waterville, Maine 04903-0708, the receipt whereof, we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Holmes Farm Associates, Inc., its successors and assigns forever;

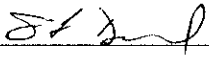
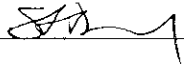
Those certain lots or parcels of land, together with all buildings and improvements situated thereon situate in Oakland and Waterville, County of Kennebec and State of Maine, more particularly described in Exhibit "A" attached hereto.

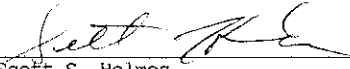
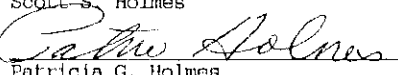
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Holmes Farm Associates, Inc. its successors and assigns, to it and their use and behoof forever.

AND we do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said Scott S. Holmes and Patricia Holmes, wife of said Scott S. Holmes joining in this conveyance for purposes of releasing all rights have hereby set our hands and seals this 1st day of October, 1992.

Signed, Sealed and Delivered
in the presence of


Scott S. Holmes

Patricia G. Holmes

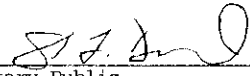
STATE OF MAINE
COUNTY OF KENNEBEC

Date: October 1, 1992

Personally appeared the above named Scott S. Holmes and Patricia G. Holmes and acknowledged the above instrument to be their free act and deed.

Before me,

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994


Notary Public



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71-10EXHIBIT "A"

Warranty Deed from Scott S. Holmes and Patricia G. Holmes
to Holmes Farm Associates, Inc.

Parcel #1

Those certain lots or parcels of land situate in Oakland and Waterville, in the County of Kennebec and State of Maine, being described in a Warranty Deed from E. Stanley Holmes and Son to Scott S. Holmes dated May 31, 1980 and recorded in the Kennebec County Registry of Deeds in Book 2331, Page 9. Reference is made to said deed for a more particular description of the premises hereby conveyed and the descriptions set forth in said prior deed is incorporated herein by this reference.

Parcel #2

Those certain lots or parcels of land situate in Oakland and Waterville, in the County of Kennebec and State of Maine, being described in a Warranty Deed from E. Stanley Holmes and Shirley S. Holmes dated June 6, 1983 and recorded in the Kennebec County Registry of Deeds in book 2571, Page 258.

Parcel #3

Those certain lots or parcels of land situate in Oakland and Waterville, in the County of Kennebec and State of Maine, being described in a Warranty Deed from E. Stanley Holmes and Shirley S. Holmes to Scott S. Holmes and Patricia G. Holmes dated March 24, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3324, Page 348.

Excepting and reserving from the above described premises the following parcels of land previously conveyed by the following deeds:

- a. Scott S. Holmes to Nathan R. Holmes dated May 2, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2796, Page 5.
- b. Scott S. Holmes, et al to Dwayne Holmes dated December 7, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3475, Page 246.
- c. Scott S. Holmes to the Waterville Masonic Association dated April 22, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3896, Page 196.
- d. Scott S. Holmes to Wayne C. Ladd dated February 26, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4065, Page 283.

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- e. Scott S. Holmes to Nathan R. Holmes dated February 16, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4065, Page 282.

Also excepting and reserving, however, from the above described premises a certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Commencing at a point located on the north side of the County Road, so-called, marked by a wooden stake, said point being one hundred feet (100') easterly of the intersection of the east line of land now or formerly owned by Central Maine Power Company at the north line of the County Road; thence in a northwesterly direction four hundred feet (400'), more or less, to a point marked by a wooden stake, said point being seventy-five feet (75') easterly of Central Maine Power Company pole number 170; thence in a northerly direction along the east line of Central Maine Power Company two hundred thirty feet (230'), more or less, to a point marked by a wooden stake, said point being seventy-five feet (75') easterly of Central Maine Power Company pole number 169; thence in an easterly direction four hundred forty feet (440'), more or less, to a wooden stake; thence in a southeasterly direction six hundred ninety feet (690'), more or less, to New England Telephone and Telegraph Company utility pole number 657-35; thence continuing in the same direction to the north line of the County Road; thence in a westerly direction along the north line of the County Road three hundred twenty-four feet (324'), more or less, to the point of beginning.

The above described premises are conveyed subject to the following mortgages:

- a. Mortgage given by Scott S. Holmes and Patricia G. Holmes to Farm Credit Bank of Springfield dated January 1, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3381, Page 13 and assigned to Farm Credit of Southern Maine ACA by Assignment dated January 1, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3686, Page 316.
- b. Mortgages to the Farmers Home Administration dated and recorded as follows: (1) July 24, 1964 and recorded in the Kennebec Registry in Book 1347, Page 312; (2) September 10, 1971 and recorded in the Kennebec Registry in Book 1560, Page 626; and (3) April 28, 1978 and recorded in the Kennebec Registry in Book 2098, Page 278.
- c. Mortgage to E. Stanley Holmes dated May 31, 1980 and recorded in the Kennebec Registry in Book 2331, Page 11.

The premises are conveyed subject to a life estate granted to E. Stanley Holmes and Shirley Holmes dated May 31, 1980 and recorded in the Kennebec Registry of Deeds in Book 2331, Page 11.

RECEIVED KENNEBEC SS.

1992 NOV 16 AM 9:00

ATTEST: *Anna B. Munn*
REGISTER OF DEEDS